

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



23 Hunters Ridge, Tonna, Neath, Neath Port Talbot. SA11 3FE



Offers Over £315,000

Main Features

- Perfect Family Home
- Immaculately Presented Throughout
- Four Bedrooms
- Friendly Village Location
- EPC - C
- Freehold
- Off Road Parking & Garage
- Easy Access To The A465
- En-Suite To Main Bedroom
- Need A Mortgage? We Can Help!

General Information

A modern built family home nestled in a sought after area, of a small friendly village, Tonna. This fantastic detached family home, comprises of a welcoming hallway, lounge, dining room, modern fitted kitchen, utility area and WC to the ground floor, four bedrooms, master benefitting from an en-suite and family bathroom, also having an integral garage, front driveway and an enclosed rear garden perfect for family days in the summer.

Tonna is a friendly, village within a short drive from Neath Town Centre also close to many local amenities such as Tonna Rugby Club, Tonna local shop, Tonna Primary School and easy access to the A465.

Please visit our new and improved website for more information!

GROUND FLOOR

Entrance Hallway

Enter through a composite door, tiled flooring, under stairs cupboard, radiator, access to the garage and under stairs storage cupboard.

Lounge

uPVC double glazed bay window to the front aspect, wooden flooring and two radiators.

Dining Room

Wooden flooring, radiator and patio doors to access the rear garden.

Conservatory

Full uPVC double glazed windows and access to the rear garden.

Kitchen

A modern kitchen appointed with a range of matching wall and base units with work tops over and a Belfast sink with mixer tap. uPVC double glazed window to the rear aspect, tiled flooring, inset electric cooker, integrated dishwasher, gas hob with hood over, breakfast bar with storage and under plinth heater with remote control.

Door to;

W.C.

Comprising of a low level WC and vanity wash hand basin, Tiled walls and a heated chrome towel rail.

Utility Room

Comprising of wall and base units with work tops over and an inset stainless steel sink with mixer tap. Part tiled walls, tiled flooring and radiator. uPVC door to access the rear garden.

FIRST FLOOR

Landing

Carpeted flooring, radiator and access to the loft above.

Bedroom Four

uPVC double glazed window to the front aspect, carpeted flooring and radiator.

Bathroom

Comprising of a low level WC, vanity wash hand basin and a bath with shower over and glass screen. uPVC double glazed window, tiled flooring, part tiled walls and radiator.

Bedroom Two

uPVC double glazed window to the rear aspect, carpeted flooring, radiator and built in wardrobes.

Bedroom Three

uPVC double glazed window to the rear aspect, laminate flooring, radiator and built in wardrobes.

Bedroom One

uPVC double glazed window to the front aspect, carpeted flooring, radiator and built in wardrobes.

Door to;

En Suite

Comprising of a low level WC, vanity wash hand basin and corner shower cubicle. uPVC double glazed frosted window, tiled flooring, tiled walls and a heated chrome towel rail.

EXTERNALLY

Garage

Up and over door, consumer unit.

Gardens

A front garden with driveway offering off road parking and access to the garage.

An enclosed rear garden with patio area and steps leading to laid to lawn area with matured shrubs and seating area.

Please Note:

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Mortgage Advice

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at npt@petermorgan.net (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

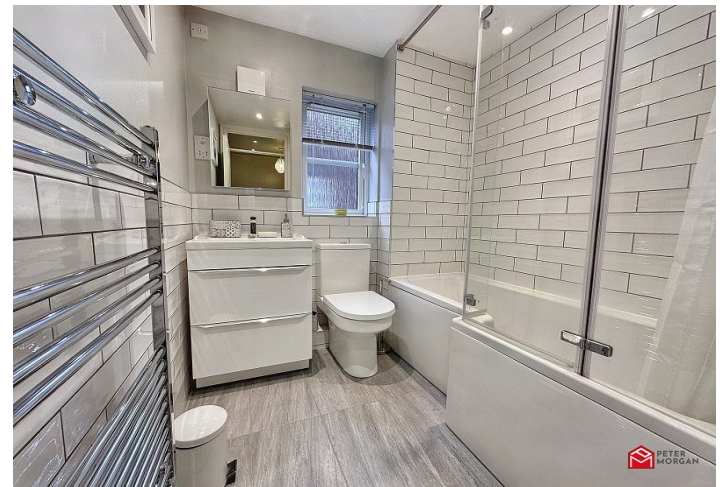
Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding E

Current heating type Gas

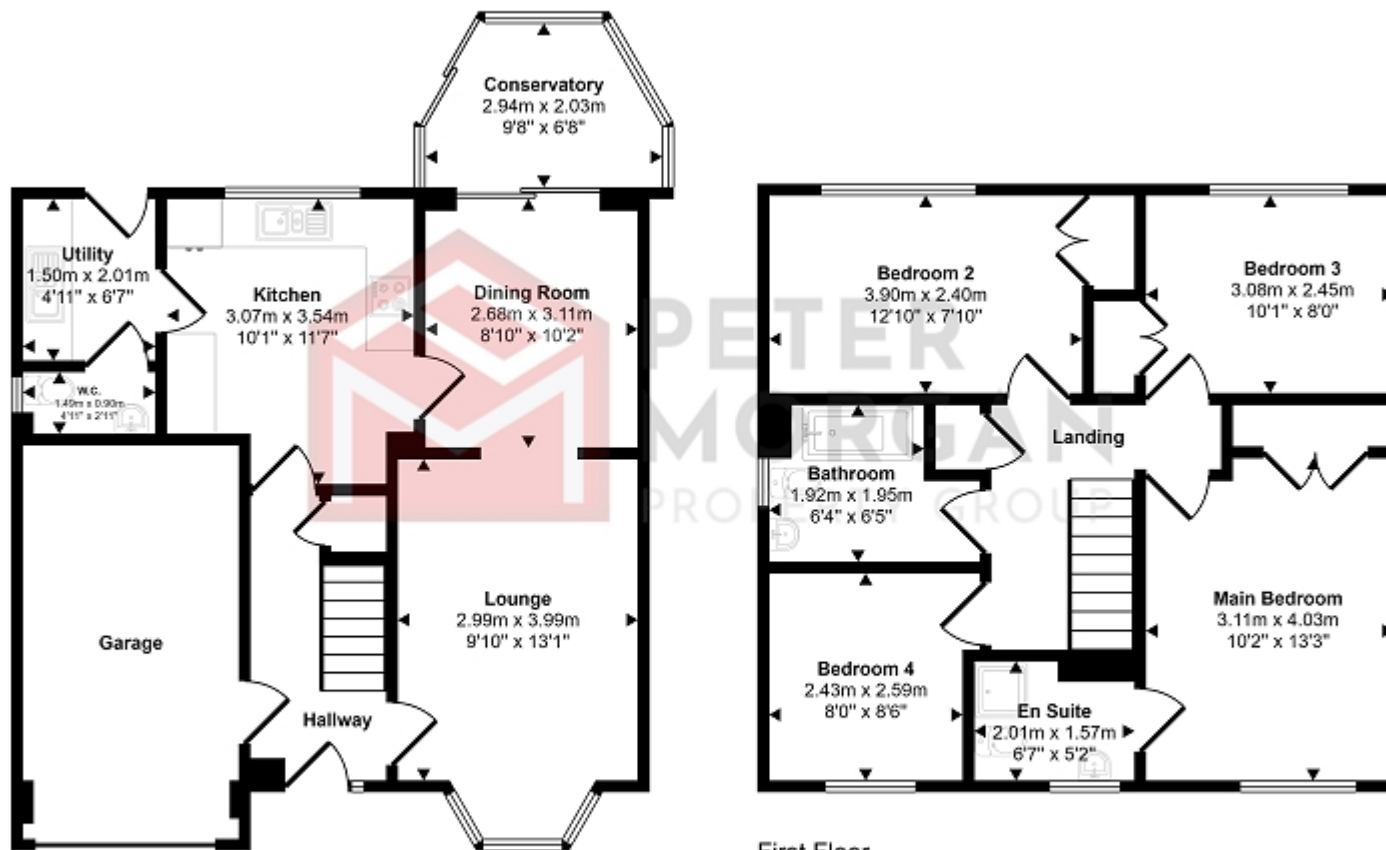
Tenure (To be confirmed) Freehold








Approx Gross Internal Area
121 sq m / 1300 sq ft



Ground Floor
Approx 64 sq m / 688 sq ft

First Floor
Approx 57 sq m / 611 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



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